

Delegated Report

Householder Planning Application

Planning Application No: 20250006

Location: 28 Ash Road Gravesend Kent DA12 5LN

Description: Installation of a dropped kerb and removal of disabled access steps to entrance.

Applicant: Mariya Nadeem

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02/01/2025;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed; and
Parking Plan – Existing.

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments received

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The consultation period ended on 24/02/2025.

Officer's Analysis

Design, Character and Appearance

28 Ash Road is a two storey terraced house located on the south side of the highway. The application site is hardsurfaced to the frontage with disabled access steps to the front entrance door. There is a side access footpath leading to the rear garden shared with neighbouring property 30 Ash Road.



This application is for the instillation of a dropped kerb and removal of disabled access steps to entrance.

The proposed crossover would measure 5.24m wide and 1.86m in depth.

The existing parking area has a 5.24m width by a 6.9m depth which provides sufficient space to comply with the requirements of SPG4.

The original dwarf wall and lawn to the front of the application site has previously been removed and replaced with hardstanding to provide off road parking. Resultantly, there is no soft landscaping to the frontage, which is regrettable as it is considered to be a positive feature to improve the appearance of the hardstanding and provide for biodiversity. However, the pre-existing hardstanding has been in place for a number of years and as such would be exempt from enforcement action and will not be assessed as part of this report.

An application for the proposed dropped kerb will need to be submitted to Kent County Council via the following link:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb>

The application also includes the removal of the disabled access steps to the front entrance doorway. By way of the removal of the steps, access to the property would revert to the original steps of the host dwelling, in keeping with the surrounding properties. As such, there are no concerns raised with the removal of the disabled access steps.

Overall, the development is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

The proposal will have no impact on the amenity of future occupiers and as such is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposal will have no impact on neighbouring properties and as such is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Parking and Highways

The proposed crossover is not considered to be detrimental to highway safety and as such is in accordance with CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and - KCC Parking Standards (2006).

Conclusion

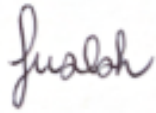
The vehicular crossover and removal of disabled access steps is considered to be acceptable. The development is also considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	25th March 2025	Dated:	26 March 2025